

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Midhurst Road, 250' E of
the c/l of Boxwood Road
(103 Midhurst Road)
9th Election District
4th Councilmanic District

William W. Hach, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-237-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 103 Midhurst Road, located in the vicinity of Bellona Avenue in Towson. The Petition was filed by the owners of the property, William W. and Ann T. Hach, through the administrative variance process. At the request of a nearby property owner, Maria Hardinger, the matter was scheduled for a public hearing to determine the appropriateness of the request. Specifically, the Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage height of 24 feet in lieu of the maximum permitted 15 feet for a proposed two-car garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing on behalf of the Petition were William and Ann Hach, property owners. Several residents from the surrounding community, including Ms. Hardinger, appeared in opposition to the Petitioners' request, all of whom signed the Citizen Sign-In Sheet.

At the onset of the hearing, testimony and evidence offered by the Petitioners revealed that the subject property consists of 0.263 acres, more or less, zoned D.R. 3.5 and is improved with a single family dwelling.

RECEIVED FOR FILING


Date

MICROFILMED

The Petitioners are desirous of constructing a two-car garage to the rear of the property in accordance with the site plan marked as Petitioner's Exhibit 1. Testimony indicated that the request for variance from height regulations was necessary in order that the roof of the garage could be built with a taller peak to match the roof pitch of the dwelling.

Testimony and evidence was taken from both the Petitioners and several of the residents from the surrounding community. After hearing the concerns raised by some of the residents, the Petitioners decided that they would not seek the variance and would build a garage with a height of 15 feet in compliance with the zoning regulations. The Petitioners then withdrew their request for variance and asked that the relief requested be dismissed.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of February, 1997 that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage height of 24 feet in lieu of the maximum permitted 15 feet for a proposed two-car garage, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED WITHOUT PREJUDICE.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

February 21, 1997

Mr. & Mrs. William W. Hach
103 Midhurst Road
Baltimore, Maryland 21212

RE: PETITION FOR VARIANCE
S/S Midhurst Road, 250' E of the c/l of Boxwood Road
(103 Midhurst Road)
9th Election District - 4th Councilmanic District
William W. Hach, et ux - Petitioners
Case No. 97-237-A

Dear Mr. & Mrs. Hach:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Daniel M. Schmidt, A.I.A.
1568 Goldenrain Court, Reston, Va. 20190

Ms. Maria Hardinger, 114 Midhurst Road, Baltimore, Md. 21212
Ms. Margaret Dugan, 65 Midhurst Road, Baltimore, Md. 21212
Ms. Stephany Harper, 6405 Pinehurst Road, Baltimore, Md. 21212
Ms. Mary Lou Beck, 120 Midhurst Road, Baltimore, Md. 21212
Ms. Dot Benbow, 6309 Mossway, Baltimore, Md. 21212

People's Counsel; Case File

MAILED





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 103 Midhurst Road

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 4-00.3, BCZR, 70 PERMIT

A GARAGE WITH A HEIGHT OF 24 FT IN LIEU OF THE
PERMITTED 15 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) A steeply pitched roof on the proposed garage structure is necessary to: 1) Maintain the architectural character of the adjacent home and the surrounding neighborhood.

2) Accommodate a future 'grandmother's apartment' in the attic space (current use shall be storage)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

William W. Hach

(Type or Print Name)

Signature

Ann T. Hach

(Type or Print Name)

Signature

H) 410-377-5558

103 Midhurst Rd W) 410-563-4972

Address

Phone No

Baltimore,

MD

21212

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Daniel M. Schmidt, AIA

Name

1568 Goldenrain Ct

703-834-0720

Address

Phone No

Reston, VA 20190

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

REVIEWED BY: JCM

DATE: 12-3-96

ESTIMATED POSTING DATE: 12-15-96



Printed with Soybean Ink
on Recycled Paper

Zoning Commissioner of Baltimore County

ITEM #: 237

MICROFILMED

ORDER RECEIVED FOR FILING
Date 12/1/96
By [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 103 Midhurst Road
address
Baltimore Maryland 21212
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

A steeply pitched roof on the proposed garage structure is necessary to:

1. Maintain the architectural character of the adjacent home and the surrounding neighborhood.
2. Accommodate a future 'grandmother's apartment' in the attic space (Current use shall be storage).

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)

William W. Hach
(type or print name)



[Signature]
(signature)

Ann T. Hach
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William W. Hach and Ann T. Hach

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12-2-96
date

[Signature]
NOTARY PUBLIC

My Commission Expires:

WILLIAM J. HAGGERTY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 25, 1997

ZONING DESCRIPTION FOR 103 Midhurst Road

Beginning at a point on the SOUTH side of MIDHURST ROAD which is 50 feet wide at the distance of 250 feet EAST of the centerline of the nearest improved intersecting street, BOXWOOD ROAD which is 50 feet wide. Being Lot #43, Plat # 2, in the subdivision of PINEHURST as recorded in Baltimore County Plat Book # 10, Folio # 72, containing 11,468 square feet. Also known as 103 Midhurst Road and located in the 9th Election District, 4th Councilmanic District.

103
237

MICROFILMED

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-237-A
(Item 237)

103 Midhurst Road
S/S Midhurst Road, 250' E
of 21 Boxwood Road
9th Election District
4th Councilmanic
Legal Owner(s):
William W. Heald and
Ann J. Heald

Variance: Request to change
with a height of 24 feet in height
of the perimeter 15 feet

Hearing: Monday, February
10, 1997 at 11:30 a.m. in
Rm. 118, Old Courthouse.

LAWRENCE E. SZEMMUT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call 887-3353.
(2) For information concern-
ing the file and/or hearing,
Please Call 887-3391.

1/205 Jan. 16 C112465

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

1/16, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/16, 1997.

THE JEFFERSONIAN,

A. H. Henick
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 029932

DATE 12-2-96 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Ann Hark 103 Midhurst Rd.

Ms. Hark (encl) 50.00

FOR: _____

RECEIVED
NOV 19 1996
BALTIMORE COUNTY

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

MICROFILMED

Jan

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 030097

DATE 12-30-96 ACCOUNT R-001-6150

AMOUNT \$ 40.00 (SCS)

RECEIVED FROM: Ms. M. Harding

FOR: Petition Appeal Case # 97-237-A
103 Midhurst Rd.

RECEIVED
NOV 19 1996
BALTIMORE COUNTY

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

MICROFILMED

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-237 A
Petitioner(s): Hach, Wm.
Location: 103 Midhurst Rd.

I/WE, Maria Hardinger
Name(s) ----- (TYPE-OR PRINT)

☒ Legal Owners ☐ Residents, of

114 Midhurst Road
Address

Baltimore, MD 21212
City/State/Zip Code Phone

which is located approximately 200 feet from the
property which is the subject of the above petition, do hereby formally
request that a public hearing be set in this matter.

Maria E. Hardinger 12-30-96
Signature Date

Signature Date

MICROFILMED

RECEIVED

\$ 40. ^{RV}

+ make a cc of this to

1/11/11

1/11/11

1/11/11

1/11/11

1/11/11

1/11/11

1/11/11

1/11/11

CERTIFICATE OF POSTING

RE: Case No.: 97-237-A

Petitioner/Developer: ANN E

BILL HACH

Date of Hearing/Closing: 12/30/96

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

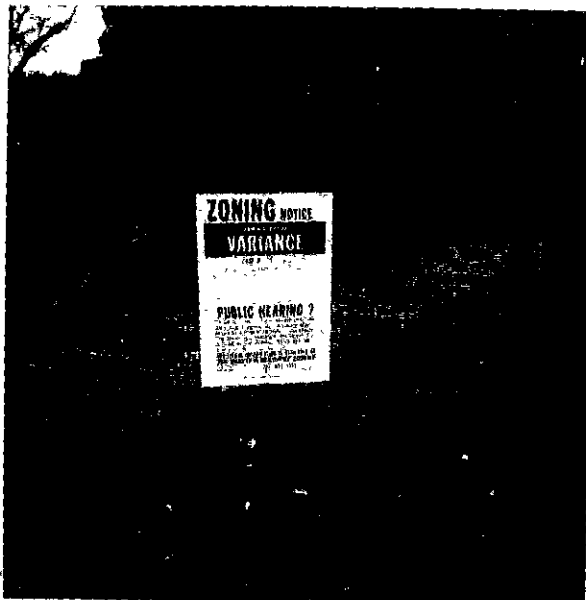
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 103 Midhurst

Road, Baltimore, MD 21212

The sign(s) were posted on December 15, 1996
(Month, Day, Year)



Sincerely,

Sue W. McKenzie
(Signature of Sign Poster and Date)

Sue W. McKenzie
(Printed Name)

6 Topwood Ct
(Address)

Baltimore, MD 21234
(City, State, Zip Code)

(410) 668-8576
(Telephone Number)

Case # 97-237-A

MINOR (11/96)

CERTIFICATE OF POSTING

RE: Case No.: 97-237-A

Petitioner/Developer: Bill & Ann
Hack

Date of Hearing/Closing: 2/10/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 103 Midhurst Rd,
Baltimore, MD 21212

The sign(s) were posted on January 16, 1997
(Month, Day, Year)



Sincerely,

[Signature]
(Signature of Sign Poster and Date)

Sue M. McKenzie
(Printed Name)

60 Topwood Ct
(Address)

Baltimore, Md
(City, State, Zip Code)

(410) 668-8570
(Telephone Number)

CASE #97-237-A
103 Midhurst Rd.
21212



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: ~~103~~ ²³⁷ Petitioner: William W. & Ann T. Hach

Location: 103 Midhurst Rd., Baltimore

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William W. & Ann T. Hach

ADDRESS: 103 Midhurst Road

Baltimore MD 21212

PHONE NUMBER: 410. 377. 5558

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 12-15-96.

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No. 97-237-1003-A

TO PERMIT A GARAGE WITH A HEIGHT OF
24ft IN LIEU OF THE PERMITTED 15ft.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

12-30-96

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
January 16, 1997 Issue - Jeffersonian

Please forward billing to:

William and Ann Hach
103 Midhurst Road
Baltimore, MD 21212
377-5558

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-237-A (Item 237)
103 Midhurst Road
S/S Midhurst Road, 250' E of c/l Boxwood Road
9th Election District - 4th Councilmanic
Legal Owner(s): William W. Hach and Ann T. Hach

Variance to permit a garage with a height of 24 feet in lieu of the permitted 15 feet.

HEARING: MONDAY, FEBRUARY 10, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 10, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-237-A (Item 237)
103 Midhurst Road
S/S Midhurst Road, 250' E of c/l Boxwood Road
9th Election District - 4th Councilmanic
Legal Owner(s): William W. Hach and Ann T. Hach

Variance to permit a garage with a height of 24 feet in lieu of the permitted 15 feet.

HEARING: MONDAY, FEBRUARY 10, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

15/
Arnold Jablon
Director

cc: William and Ann Hach
Daniel M. Schmidt, AIA

bcc: Maria Hardinger

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 26, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 13, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-237-A (Item 237)
103 Midhurst Road
S/S Midhurst Road, 250' E of c/l Boxwood Road
9th Election District - 4th Councilmanic
Legal Owner(s): William W. Hach and Ann T. Hach
Post by Date: December 15, 1996
Closing Date: December 30, 1996

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: William and Ann T. Hatch
Daniel M. Schmidt





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

e

December 31, 1996

Mr. and Mrs. William W. Hach
103 Midhurst Road
Baltimore, MD 21212

RE: Item No.: 237
Case No.: 97-237-A
Petitioner: William Hach, et ux

Dear Mr. and Mrs. Hach:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 3, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written over a printed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: December 16, 1996

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 103 Midhurst Road

INFORMATION:

Item Number: 237
Petitioner: Hach Property
Property Size:
Zoning: DR-3.5
Requested Action:
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

This office does not object to the applicants' request to construct a garage with a height of 24 feet; however, use of the attic space as a "grandmother's apartment" should be limited to family members only

Prepared by: Jeffrey W. Lora
Division Chief: Gary L. Lema
AFK/JWL:vjc



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 12-13-92
Item No. 237 (J.C.M.)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

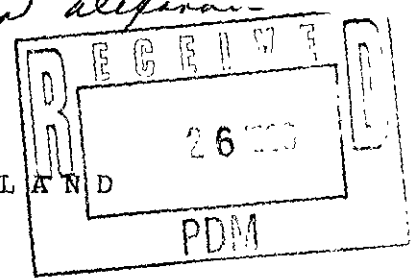
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: Dec. 23, 1996

FROM: *[Signature]* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 23, 1996
item Nos. 235, 237, 239, 240,
241, 242

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/18/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 16, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 235, 236, 237, 238, 239, 240, 241 AND 242.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 12/11/96

FROM: R. Bruce Seeley *RBS/sp*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 16 *xl*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

235
236
237
239
240
241

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 31, 1996

Mr. & Mrs. William W. Hach
103 Midhurst Road
Baltimore, MD 21212

RE: Case Number 97-237-A

Dear Mr. & Mrs. Hach:


A formal request for public hearing has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for advertising are satisfied. Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that this department will no longer post or repost property under petition. The responsibility for same has been placed on the petitioner and his or her representatives. The sign on the property must be changed giving notice of the hearing date, time, and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

If you have any questions regarding the above, please do not hesitate to contact Gwen Stephens at (410) 887-3391.

Very truly yours,


Arnold Jablon
Director

scj

c: Zoning Commissioner's Office

(MICROFILMED)



NOTE To file:

1. Hardship Paragraph states "Future GRANDMOTHER'S APARTMENT".
2. Typo. on PLAN — 44.25' should be 24.25'

RECORDED

Daniel M. Schmidt, AIA

1568 Goldenrain Court
Reston, Virginia 20190
703-834-1232 Fax: 703-834-0720

December 17, 1996

Ms. Gwen Stephens
Zoning Review
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

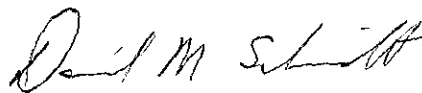
Re: Hach Residence
103 Midhurst Road
Case #

Dear Ms. Stephens:

Enclosed, please a revised copy of the plat for the referenced project. On the original submission, the garage was mistakenly dimensioned as 44.25'; this has been corrected to read 24.25'.

Thank you for your assistance. Please call me if you have any questions.

Sincerely,



Daniel M. Schmidt

Item # 237.

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Maria Hardinger

114 Midhurst Rd, Baltimore, MD 21212

Margaret Dugan

105 Midhurst Rd 21212

Stephany Harper

6405 Pinehurst Rd 21212

Mary Lou Beck

120 Midhurst Rd 21212

8 at Baltimore

6309 Mossway

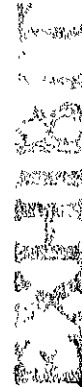


MICROFILMED

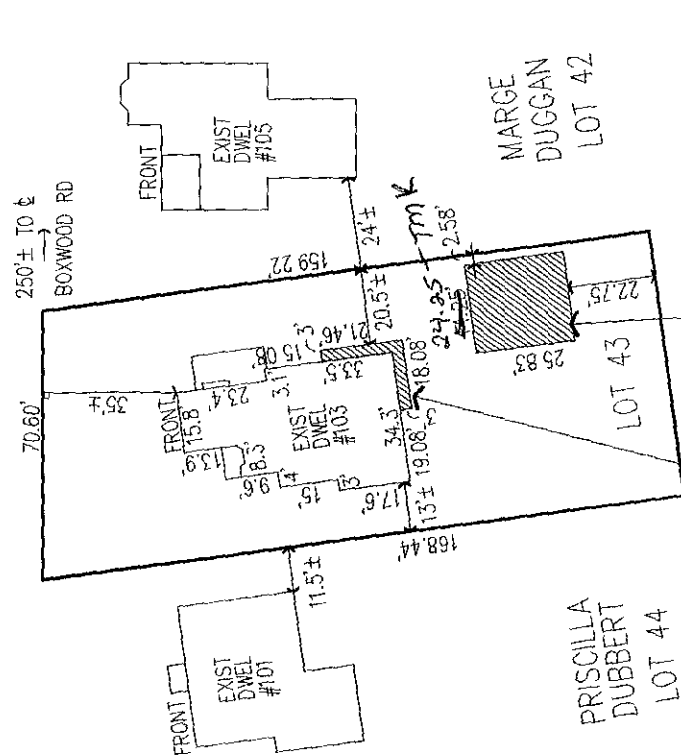
Special Hearing

OWNER: William W. and Ann T. Hach

See pages 5 & 6 of the CHECKLIST for additional required information



MIDHURST ROAD
(50' R/W, 25' ± PAVING)



PROPOSED ADDITION -
(NO VARIANCE REQ'D)

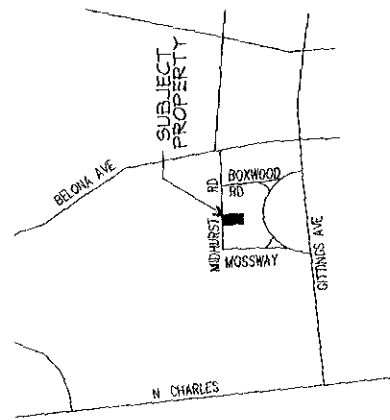
PROPOSED GARAGE
9' EAVE
24' RIDGE



North

date: 11-20-96

prepared by: Daniel M. Schmidt Scale of Drawing: 1"= 50'



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District

Councilmanic District: 4

1"=200' scale map#:

Zonina: DE 35

Lot Size: 0.263 11,468.1
acres **square feet**

	public	private
1. <i>What is the purpose of the program?</i>	1. To provide a safe and secure environment for the children of the community.	1. To provide a safe and secure environment for the children of the community.
2. <i>What are the goals of the program?</i>	2. To provide a safe and secure environment for the children of the community.	2. To provide a safe and secure environment for the children of the community.
3. <i>What are the objectives of the program?</i>	3. To provide a safe and secure environment for the children of the community.	3. To provide a safe and secure environment for the children of the community.
4. <i>What are the activities of the program?</i>	4. To provide a safe and secure environment for the children of the community.	4. To provide a safe and secure environment for the children of the community.
5. <i>What are the resources of the program?</i>	5. To provide a safe and secure environment for the children of the community.	5. To provide a safe and secure environment for the children of the community.
6. <i>What are the challenges of the program?</i>	6. To provide a safe and secure environment for the children of the community.	6. To provide a safe and secure environment for the children of the community.
7. <i>What are the outcomes of the program?</i>	7. To provide a safe and secure environment for the children of the community.	7. To provide a safe and secure environment for the children of the community.
8. <i>What are the lessons learned from the program?</i>	8. To provide a safe and secure environment for the children of the community.	8. To provide a safe and secure environment for the children of the community.
9. <i>What are the recommendations for the program?</i>	9. To provide a safe and secure environment for the children of the community.	9. To provide a safe and secure environment for the children of the community.
10. <i>What are the conclusions of the program?</i>	10. To provide a safe and secure environment for the children of the community.	10. To provide a safe and secure environment for the children of the community.

SEWER: ☒

WATER: ☒

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: ITEM #:

CASE #:

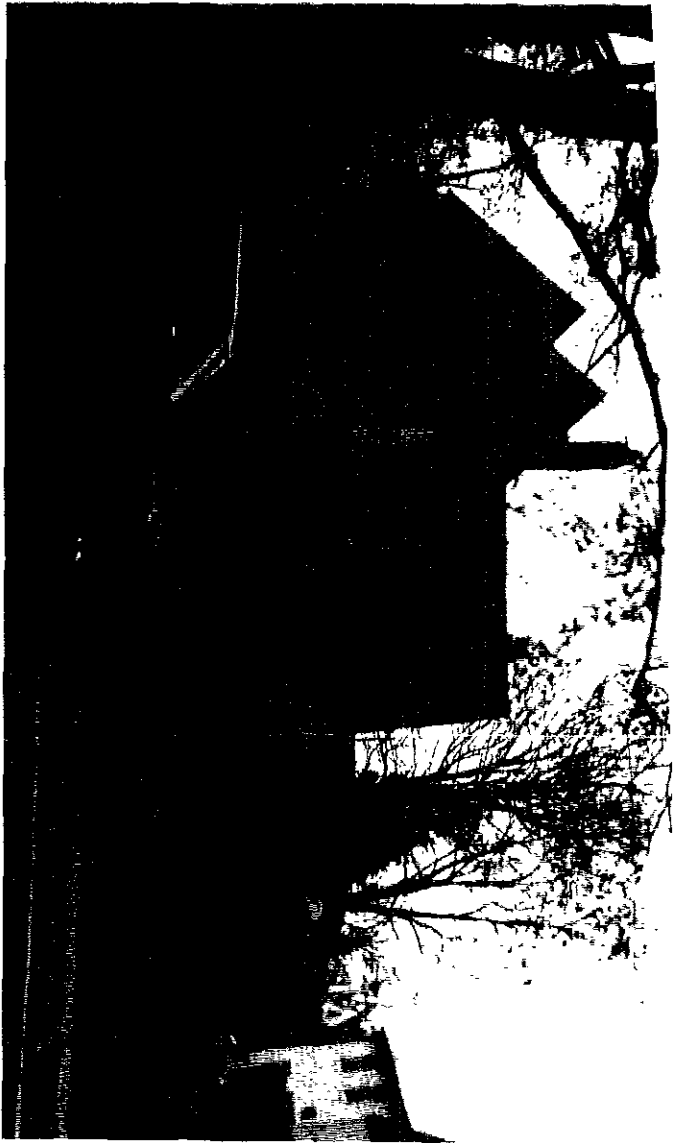
date: 11-20-96

prepared by: Daniel M. Schmidt Scale of Drawing: 1"= 50'

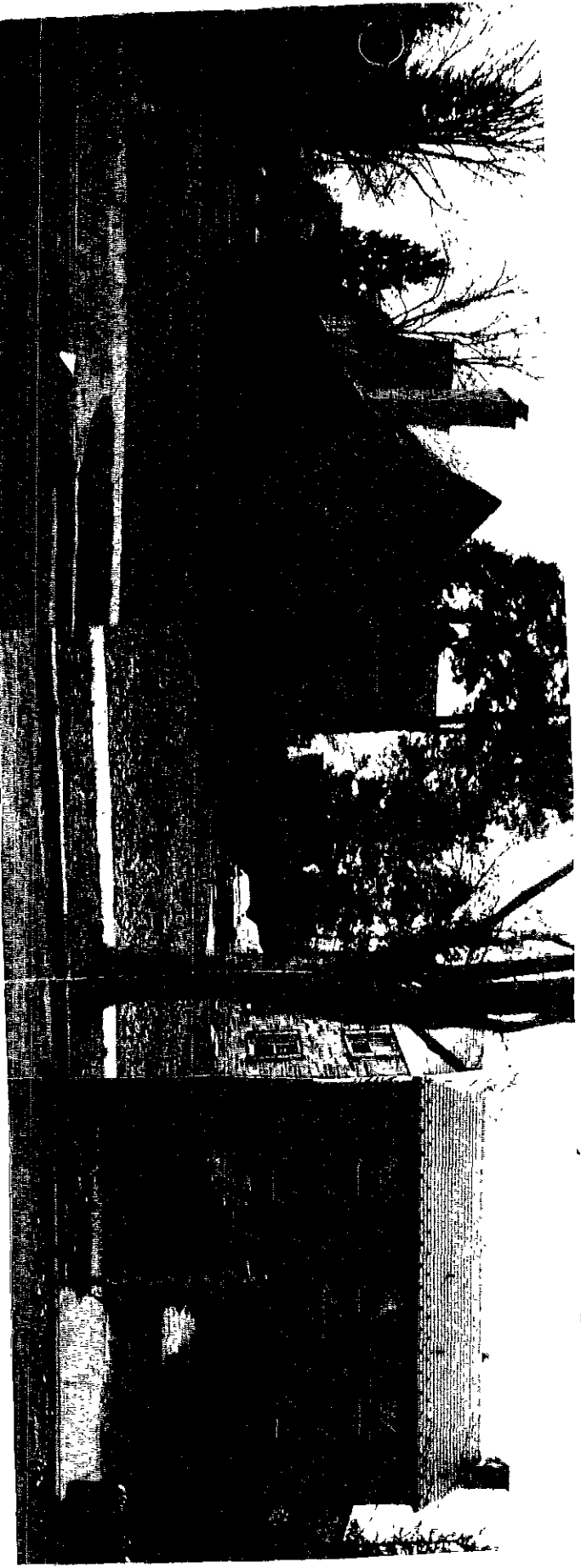
EST 2011-01-11 11:44:22

Photographs to accompany Petition for Zoning Variance
103 Midhurst Road

SUBJECT
PROPERTY
R



105 MIDHURST



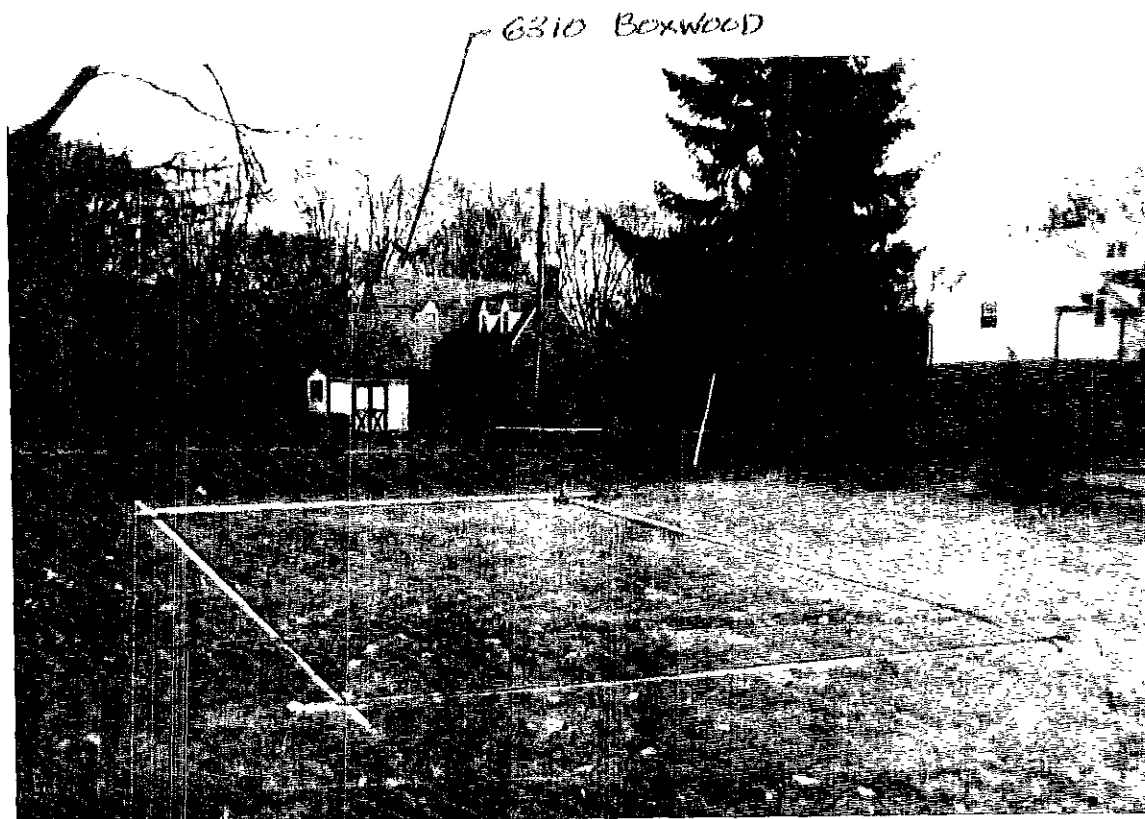
101 MIDHURST

SUBJECT PROPERTY 103 MIDHURST

1/2 R

Photographs to accompany Petition for Zoning Variance
103 Midhurst Road

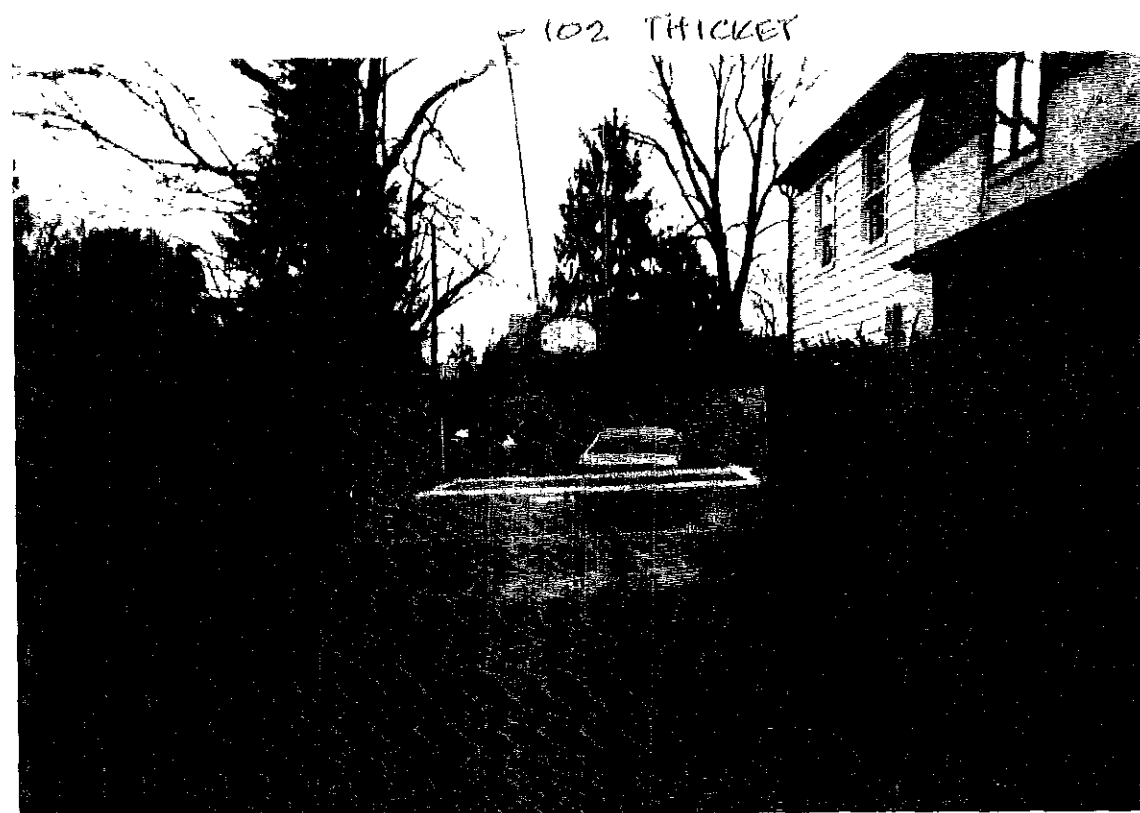
#2
103
237



104
THICKET
←

←
104

VIEW FROM BACKYARD LOOKING WEST
APPROX. LOCATION OF GARAGE



VIEW FROM DRIVEWAY

Photographs to accompany Petition for Zoning Variance
103 Midhurst Road

103
237



BACKYARD LOOKING SOUTH AT
REAR OF 102 THICKET

SUBJECT PROPERTY



102

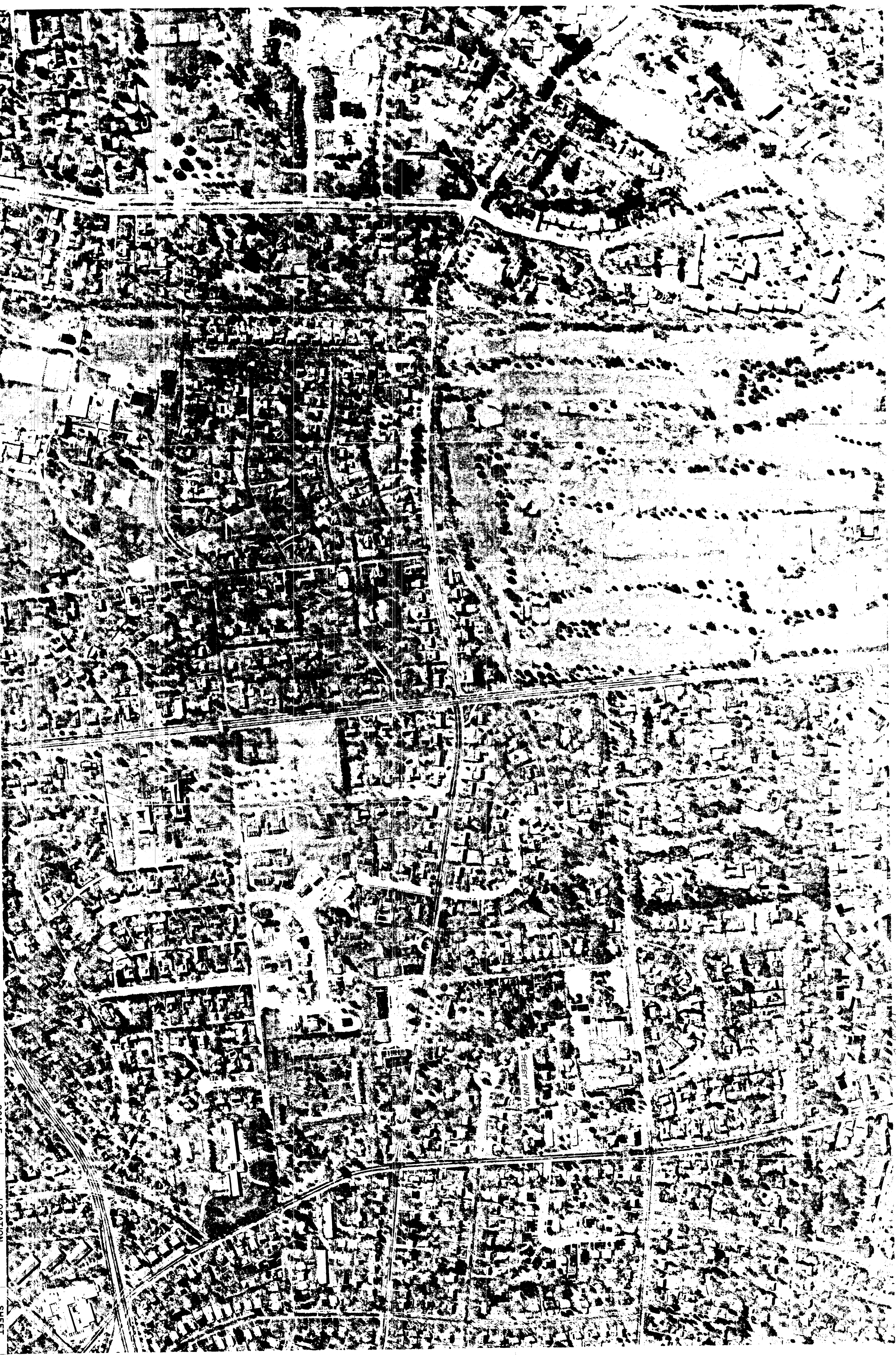
VIEW FROM THICKET LOOKING NORTH

104

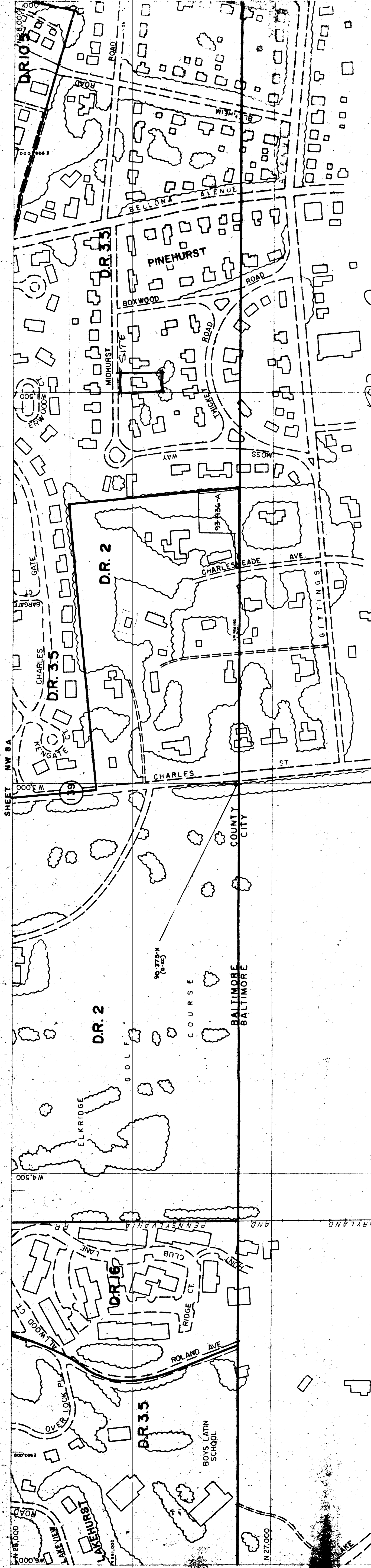
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	HOMELAND	NW
DATE OF PHOTOGRAPHY JANUARY 1956	MICROFILMED	7A



AERIAL PHOTO TO ACCOMPANY PETITION FOR
ZONING VARIANCE FOR 103 MIDHURST
SHEET NW-7A



103 237
ZONING MAP TO ACCOMPANY PETITION
FOR ZONING VARIANCE FOR 103 MIDHURST
SHEET NW-7A

SHEET	LOCATION	SCALE	DATE
		1" = 200'	PHOTOGRAPHY JANUARY 1986

1993 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
on Oct. 15, 1993
BAL No. 144-93, 145-93, 146-93, 147-93, 148-93, 149-93, 150-93, 151-93, 152-93, 153-93, 154-93, 155-93, 156-93, 157-93, 158-93, 159-93, 160-93
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
on Dec. 15, 1988
BAL No. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21110

MICROFILMED